



HISTORIC LANDMARK COMMISSION MEETING MINUTES

1st FLOOR, CITY COUNCIL CHAMBERS

CITY HALL BUILDING, 300 N. CAMPBELL

JUNE 10, 2013

4:00 P.M.

The El Paso Historic Landmark Commission held a public hearing in the City Council Chambers, 1st Floor, City Hall Building, June 10, 2013, 4:00 p.m.

The following commissioners were present:

Chairman David Berchelmann

Commissioner John Moses

Commissioner Cesar Gomez

Commissioner Beatriz Lucero

Commissioner William Helm II

Commissioner Edgar Lopez

Commissioner Randy Brock

Commissioner Ricardo Fernandez

The following City staff members were present:

Ms. Providencia Velázquez, Historic Preservation Officer, City Development Department, Planning Division

Ms. Kristen Hamilton, Assistant City Attorney, City Attorney's Office

Chairman David Berchelmann called the meeting to order at 4:04 p.m., quorum present.

CHANGES TO THE AGENDA

None.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

None.

II. REGULAR AGENDA – DISCUSSION AND ACTION

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Certificate of Appropriateness

1. PHDM13-00001: 4 Mills, 70 ft. on Mills, City of El Paso, El Paso County, Texas.
Location: 204 E. Mills Avenue
Historic District: Downtown
Property Owner: Lane Gaddy
Representative: Charles Austin
Representative District: 8
Existing Zoning: C-5 (Commercial)
Year Built: 1921
Historic Status: Non-contributing
Request: Certificate of Demolition for the demolition of the facade.

Application Filed: 05/23/13
45 Day Expiration: 07/07/13

Ms. Velázquez gave a presentation and noted the applicant seeks approval for a Certificate of Demolition for the demolition of the facade.

STAFF RECOMMENDATION

The Historic Preservation Office recommends DENIAL of the proposed scope of work based on the following recommendations:

The property has a relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historic or cultural motif.

The HLC shall consider the historic value, state of repair, reasonableness of the cost of restoration or repair, the existing and potential usefulness, including economic usefulness of the building, purposes behind preserving the structure as a historic landmark, neighborhood character, and all other factors it finds appropriate.

Mr. Lane Gaddy, owner, was present and responded to questions and comments from commissioners and staff.

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Mr. Tyler Daniels, representative, was present and responded to questions and comments from commissioners and staff.

The owner did hire a structural engineer to look at the building and to make some structural improvements. The footings and building are sound. They added some structural elements to beef up the structure to ensure the second floor is habitable. They didn't commission a structural report. However a structural engineer came through and signed off on the structure. The structural system of the second floor is joisted with wood and it has some concrete columns. They're proposing to add steel high beams on the footings. The demolition plans call for the second floor to pull back about 15 feet to give that space. On the first floor they're removing the storefront and replacing the steel columns at the same line as the existing façade. The only thing that is getting demolished is about 15 feet of the second floor. There are no plans to replace the second floor structural system. There will be an exterior deck. Elevator paid by owner. Signage is not provided at this time. Concerns of the HLC are the transitioning between architectural teams because the architect who created the drawings is not licensed by the state of Texas and the structural engineering drawings were not presented. Before the HLC approves a plan for a partial demolition, they made a request to see plans which show the entire extent of the demolition, the extent of reinforcements required to accomplish the new design and final architectural plans that show how this proposal will work because there are concerns regarding the life safety components of the building especially for its longevity and future use with regard to the public welfare. A full set was provided as part of the application process. See the final architectural plans with the supervising professional stamp on it. Contractor is Border Demolition.

MOTION:

Motion made by Commissioner Fernandez, seconded by Commissioner Moses AND CARRIED TO APPROVE.

AYES: Commissioners Moses, Gomez, Brock, Chairman Berchelmann and Fernandez

NAYS: Commissioners Lopez, Lucero and Helm

Motion passed (5-3).

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2. PHAP13-00012: Lot 42 and 43, Block 17, Sunset Heights, City of El Paso, El Paso County, Texas.
- Location: 837 W. Yandell
- Historic District: Sunset Heights
- Property Owner: Jorge Morales
- Representative: Jorge Morales
- Representative District: 8
- Existing Zoning: R-4/H (Residential/Historic)
- Year Built: 1961
- Historic Status: Contributing
- Request: Certificate of Appropriateness for the construction of a three car detached garage at the rear yard.
- Application Filed: 06/03/13
- 45 Day Expiration: 07/18/13

Ms. Velázquez gave a presentation and noted the applicant seeks approval for a Certificate of Appropriateness for the construction of a three car detached garage at the rear yard.

STAFF RECOMMENDATION

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Design new garages and outbuildings to be compatible with the main structure on the lot in material and design, using existing historic outbuildings in the districts as an example.*
- *Limit the size and scale of garages and accessory structures so that the integrity of the original structure, or the size of the existing lot, is not compromised or significantly diminished.*
- *New garages and accessory buildings should be located in rear yards.*

The Secretary of the Interior's Standards for Rehabilitation recommend the

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following:

- *New construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

Mr. Adrian Rojero, contractor, was present and responded to questions and comments from commissioners and staff.

Mr. Jorge Morales, owner, was not present to respond to questions and comments from commissioners and staff.

Commissioner Gomez expressed several concerns including that the owner has failed to remove the chain link fence and the shed and has been reported numerous times.

Ms. Velázquez informed commissioners the owner legally can have the shed because of its size and location.

The property looks like several different residents occupy it. The commissioners wondered if the owner is requesting to build this and later build a driveway for possibly an in-law apartment. They did not understand why the owner has the overhead door facing Yandell. Staff explained that if the door were relocated to the façade facing the rear of the house there would not be enough of a radius to drive a car into the proposed garage.

Ms. Velázquez informed the commissioners that the application states the building is single family owned.

Per Mr. Rojero the owner said that he wanted to build a duplex towards the front. However the architect of the project, Jose Uresti, recommended the owner place an apartment on top of the garage in the future. This is why the design shows real structural components for the second floor. The owner does want a three-car garage and will build a driveway later in the future either to park one of his all-terrain vehicles or other vehicles. He is only providing electrical not plumbing. There will be residential space on top of the three-car garage later in the future.

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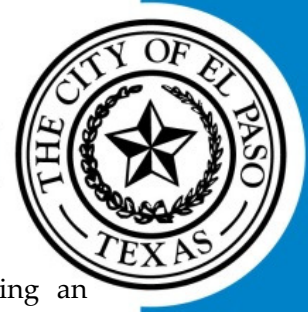
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Ms. Velázquez informed commissioners she was not informed of building an addition/living space to the top.

Commissioner Lopez has seen several homes with additions in the neighborhood and informed commissioners that SmartCode will allow this to be done. Mr. Lopez requested to see the site elevation changed to the rear setback.

MOTION:

Motion made by Chairman Berchermann, seconded by Commissioner Helm AND UNANIMOUSLY CARRIED TO POSTPONE PHAP13-00012 FOR TWO (2) WEEKS, TO THE HISTORIC LANDMARK COMMISSION MEETING OF JUNE 24, 2013, AND TO INCLUDE WITH LONGTERM MASTER PLANS.

3. Addresses of property HLC commissioners have requested that HLC staff review or investigate and provide a report to the HLC. If no addresses are submitted in advance and listed under this agenda item, commissioners may announce such addresses under this agenda item. Discussion on property announced at this meeting will take place during the next regularly scheduled meeting. June 10, 2013 deadline for HLC members to request for agenda items to be scheduled for the June 24, 2013 meeting. June 24, 2013 deadline for HLC members to request for agenda items to be scheduled for the July 8, 2013 meeting.

Ms. Velázquez updated commissioners on 620 Prospect, an address that Commissioner Gomez had reported was in violation because work was being done without city permits or approval. Staff reported that they had contacted the owner and informed her that a COA is required for the work she has performed on the property, the property owner has been cited by Code Enforcement, and no further work has been done. Since the initial conversation, the owner has not contacted staff nor has she tried to get a permit.

HLC Staff Report

4. Update on Administrative Review Cases since the last HLC meeting for the properties listed on the attachment posted with this agenda.
(See Attachment "A")

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Chairman Berchermann asked about 2025 Crescent Circle referencing the seven windows being replaced by windows with three dimensional, exterior-mounted muntins.

Ms. Velázquez informed commissioners that staff can approve replacement windows but they have to be identical in size, operation, and detail.

MOTION:

Motion made by Chairman Berchermann, seconded by Commissioner Lucero AND UNANIMOUSLY CARRIED TO APPROVE THE ADMINISTRATIVE REVIEW REPORT.

Other Business

5. Approval of Regular Meeting Minutes for April 22 and May 6, 2013.

Chairman Berchermann asked commissioners if they had any additions/corrections/revisions. *There were none.*

Motion made by Commissioner Lucero, seconded by Commissioner Fernandez and **UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR APRIL 22, 2013 AND MAY 6, 2013.**

Ms. Velázquez updated the commissioners on the proposed Five Points West historic district. The Historic Preservation Office has decided to postpone the possible designation of the area because City Council did not approve Smartcode rezoning for the area. The City Council may not be ready to review and approve changes to the area at this time.

Ms. Velázquez announced that the next HLC meeting location is permanently scheduled to be held at City Council Chambers first floor in the City Hall building located at 300 N. Campbell.

Motion made by Chairman Berchermann, seconded by Commissioner Moses **AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 5:19 P.M.**

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